

November 18, 2003 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

04SN0130

Verizon Wireless

Matoaca Magisterial District  
Northwest quadrant of River and Trents Bridge Roads

**REQUEST:** Amend Conditional Use Planned Development (Case 02SN0217) to permit extension of the time limitation for a temporary communications tower.

**PROPOSED LAND USE:**

This amendment will permit an extension in the time limitation for the location of a cell on wheels (COW) mobile trailer with a temporary guyed tower on the request property. This request will amend Proffered Condition 4 of Case 02SN0217 which permitted the temporary communications tower for one (1) year to allow its location for an additional six (6) months, until June 1, 2004. (Proffered Condition)

**RECOMMENDATION**

Recommend approval for the following reason:

Because a permanent communications tower was approved by the Board of Supervisors on the request property (Case 03SN0159) and given that the temporary tower exists, approval of this request would be appropriate.

- (NOTE:     A.     CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.
- B.     IT SHOULD BE NOTED THAT THE REVISED PROFFERED CONDITION WAS NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES."     THE

“PROCEDURES” SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THE REVISED PROFFERED CONDITION.)

PROFFERED CONDITION

This Conditional Use Planned Development shall automatically expire on June 1, 2004. (P)

(Note: This Proffered Condition supercedes Proffered Condition 4 of Case 02SN0217.)

GENERAL INFORMATION

Location:

Northwest quadrant of the intersection of River and Trents Bridge Roads. Tax ID 754-624-6621 (Sheet 40).

Existing Zoning:

Agricultural (A)

Size:

3.7 acres

Existing Land Use:

A 200 foot tower and associated improvements

Adjacent Zoning and Land Use:

North - A; Single family residential  
South - A, A with Special Exception and R-15; Single family residential  
East - A; Single family residential  
West - A; Single family residential

UTILITIES; ENVIRONMENTAL; PUBLIC FACILITIES;  
COUNTY COMMUNICATIONS AND COUNTY AIRPORT

This request will not impact these facilities.

## LAND USE

### Comprehensive Plan:

The request property lies within the boundaries of the Southern and Western Area Plan which suggests the property and surrounding area are appropriate for residential use of 1 to 5 acre lots.

The Public Facilities Plan, an element of the Comprehensive Plan, suggests that communications uses should be located in areas so as to minimize impacts on existing and future areas of development and to reduce impacts on adjacent planned or existing residential development in industrial, commercial or remote areas. In addition, the Plan suggests that communications towers should be generally located away from areas of high visibility or otherwise be designed to minimize the visual impact.

### Area Development Trends:

The request property is located in an area characterized by single family residences located along River Road and in Westfield, Flintshire, Chesdin Park and Trents Farm Subdivisions. It is anticipated that properties in the vicinity of the request site will continue to be developed for residential uses as suggested by the Southern and Western Area Plan.

### Zoning History:

On November 26, 2002, the Board of Supervisors, upon a favorable recommendation from the Planning Commission, approved Conditional Use Planned Development (Case 02SN0217) to permit a temporary communications tower plus setback exceptions on the request property. The Board's approval was subject to a condition relative to the setback exceptions and acceptance of proffered conditions typical of other communications tower locations as well as Proffered Condition 4 which established that the approval would expire within one (1) year of approval. The applicant's intended to have a permanent communications tower constructed on the property within this time frame; however, they have discovered that additional time is needed. With this request, the applicant is seeking an extension of the time limitation for generally six (6) months until June 1, 2004. (Proffered Condition)

On June 18, 2003, the Board of Supervisors, upon a favorable recommendation from the Planning commission, approved Conditional Use Planned Development (Case 03SN0159) to permit a permanent communications tower with a height exception on the request property subject to a condition relative to the height exception and acceptance of proffered conditions typical of other communications tower locations.

### CONCLUSIONS

Because a permanent communications tower was approved by the Board of Supervisors on the request property (Case 03SN0159) and given that the temporary tower exists, approval of this request would be appropriate.

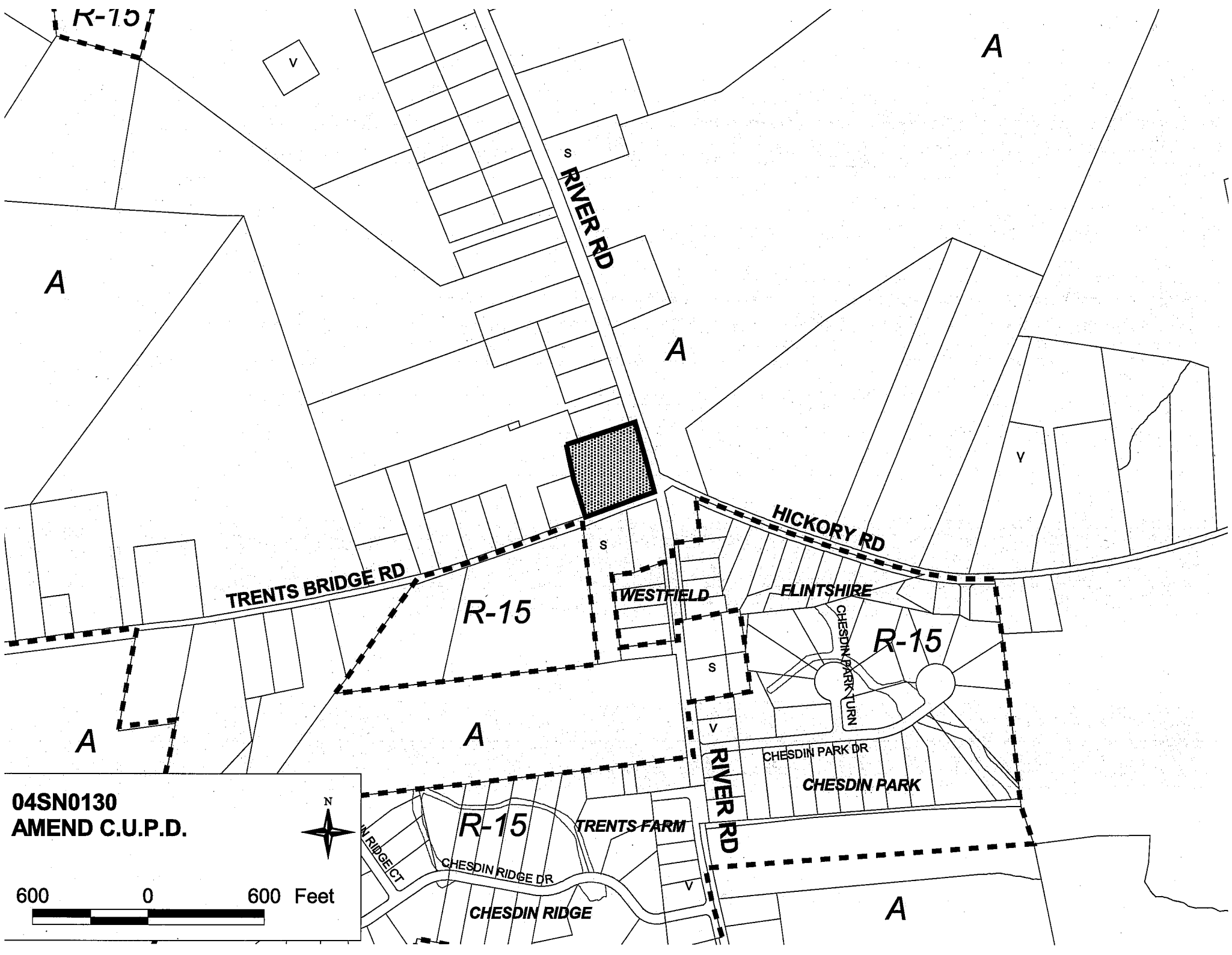
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### CASE HISTORY

Staff (11/3/03):

If the Planning Commission acts on this case on November 18, 2003, it will be considered by the Board of Supervisors on Tuesday, November 25, 2003.

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04SN0130  
AMEND C.U.P.D.

